Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 15 CENTRAL AVENUE THOMASTOWN VIC 3074 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $730,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $709,900 | Property type | House | Suburb | Thomastown |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5 LARCH STREET THOMASTOWN VIC 3074 | $766,000 | 11-May-24 |
| 95 SPRING STREET THOMASTOWN VIC 3074 | $751,000 | 09-Nov-24 |
| 30 THOMAS STREET THOMASTOWN VIC 3074 | $735,000 | 30-Jul-24 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 February 2025

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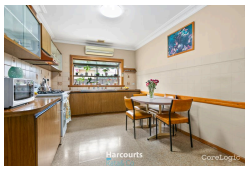

**5 LARCH STREET THOMASTOWN VIC 3074**

3 1 1

Sold Price **$766,000** Sold Date **11-May-24**

Distance **0.82km**



**95 SPRING STREET THOMASTOWN VIC 3074**

3 1 2

Sold Price **$751,000** Sold Date **09-Nov-24**

Distance **0.86km**



**30 THOMAS STREET THOMASTOWN VIC 3074**

3 1 2

Sold Price **$735,000** Sold Date **30-Jul-24**

Distance **0.47km**

**RS** = Recent sale **UN** = Undisclosed Sale

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